



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: October 26, 2004

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 (CZ-40009)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the September 1, 2004 public hearing, the County Planning Commission voted 6-0 (Commissioner Montano excused) to recommend approval of a zone map amendment from A-1 to R-1 on Tracts 165C & 165D, MRGCD Map #43, located at 2416 Los Faisanes Road SW, containing approximately 1 acre. The decision was based on the following four (4) Findings.

1. This is a request for a zone map amendment from A-1 to R-1 on Tracts 165C & 165D, MRGCD Map #43, located at 2416 Los Faisanes Road SW, containing approximately 1 acre.
2. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that the location and intensity of this request does reflect the existing neighborhood character in that R-1 zoning is located west of the subject site as articulated in policy 26 of the Southwest Area Plan and Policy a in the land use section of the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the property is in the Semi Urban Area and Residential Area 3 which allows a minimum lot size of 14,520 square feet where water and sewer services are available.
4. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 3, 2004).
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval